



AGENDA ITEM NO. 6

STAFF REPORT
MAPC January 6, 2022
DAB VI January 3, 2022

CASE NUMBER: ZON2021-00058 (City)

APPLICANT/AGENT: 618 Partners, LLC (owner); Baughman Company, P.A. (agent)

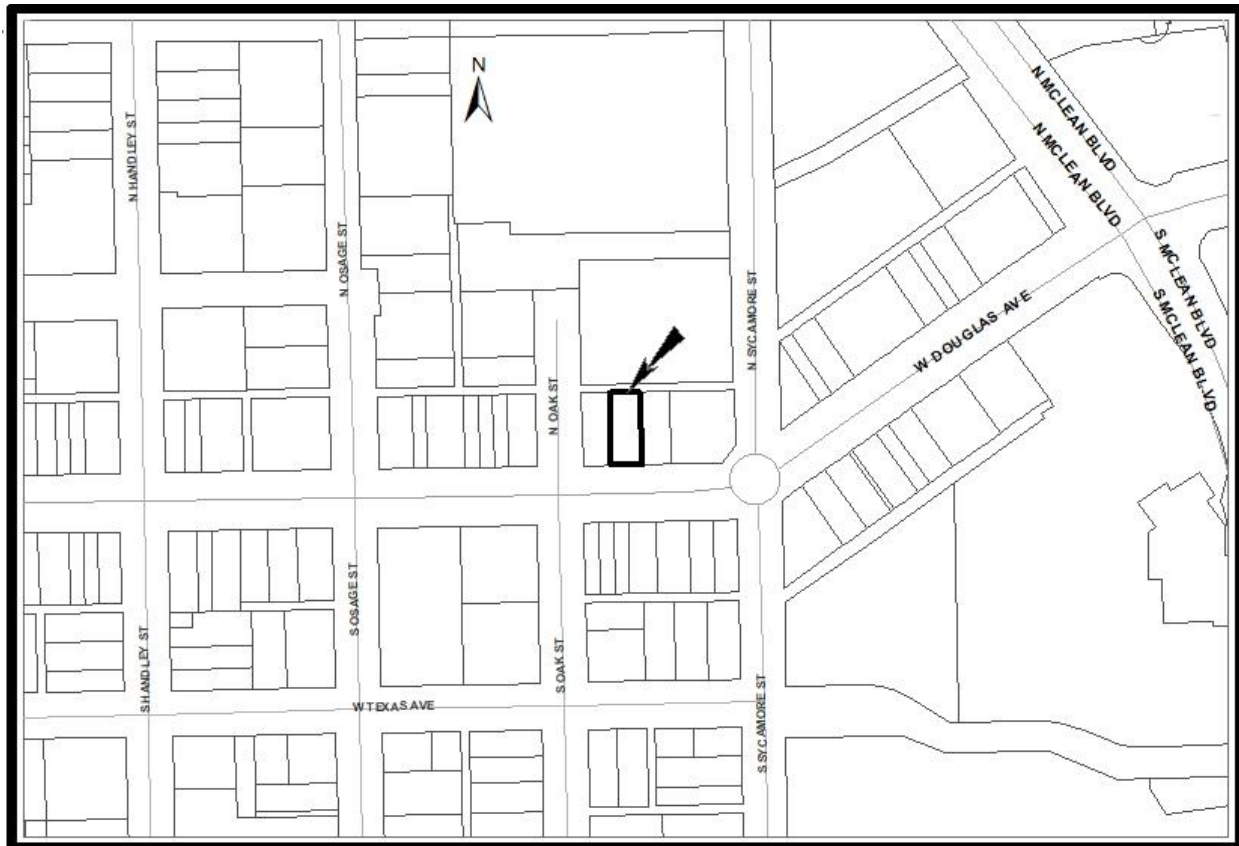
REQUEST: CBD Central Business District

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 0.15 acres

LOCATION: Generally located on the north side of West Douglas Avenue and one block west of North Sycamore Street (618 West Douglas Avenue).

PROPOSED USE: To allow for the redevelopment of an existing building



BACKGROUND: The applicant requests CBD Central Business District zoning on 0.15 platted acres located on the north side of West Douglas Avenue and one block west of North Sycamore Street (618 West Douglas Avenue). The subject site is currently zoned LC Limited Commercial and is developed with a one-story brick building. The building is the former Devon Luggage store. The applicant does not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O).

The Delano District was initially developed in the 1870's and then redeveloped in the early 1900's when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the LC district vary from zero to 20 feet). Public on-street parking is available throughout the Delano area. Within the past decade more than a dozen zone changes to CBD have been approved in the Delano area.

The alley to the north of the site is zoned LI Limited Industrial. The property north of the alley is zoned CBD Central Business District and developed as the Hutton office building. Properties south of the site, across Douglas Avenue, are zoned a mix of CBD Central Business District and LC Limited Commercial. These properties are developed with various commercial uses. Property east of the site is zoned LC Limited Commercial and is developed with a commercial use. Property west of the site is zoned CBD Central Business District and is developed with a commercial use.

CASE HISTORY: On August 4, 1872, the property was platted as Lot 87, Block Chicago now Douglas, West Wichita Addition to Sedgwick County. The property was included in the Delano Neighborhood Revitalization Plan in 2001 and 2019.

ADJACENT ZONING AND LAND USE:

North: LI; CBD	Alley; Office Building
South: CBD; LC	Commercial Buildings
East: LC	Commercial Building
West: CBD	Commercial Building

PUBLIC SERVICES: The site has access to West Douglas Avenue, a 2-lane paved arterial with sidewalks and street parking. The site is served by all municipal services. In addition to the on-street parking, the City is planning a multimodal transit center two blocks south at West Texas Avenue and South Oak Street. This multimodal transit center is currently in the design stage and is envisioned to have over 500 public parking spaces. The multimodal center will connect with multiple routes and include parking for scooters and bicycles.

CONFORMANCE TO PLANS/POLICIES: The requested zoning would continue to allow the property to be in conformance with the Community Investments Plan, the Wichita: Places for People Plan, and the Delano Neighborhood Plan.

The Community Investments Plan: The requested CBD zoning aligns with the goals of the Community Investment Plan. The Community Investment Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for "New Residential and Employment Mix." This category "Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature." The category also states, "Due to the proximity of higher intensity businesses uses,

residential housing types within this area likely will be higher density.”

Wichita: Places for People Plan: The requested zoning aligns with the goals of the Wichita: Places for People Plan. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as “a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles.”

- **Strategies:** The Plan recommends strategies to help guide the community in their actions to create walkable places within Wichita. The requested zoning aligns with Strategy 1, “Create walkable destinations that support the various neighborhood environments in the ECA.” The proposed rezoning would eliminate the need for on-site parking and setbacks which will help maintain the walkability of the area. The requested zoning also aligns with Strategy 6, “Encourage infill and redevelopment that is contextual to the environment in which it is occurring.” The proposed rezoning would allow redevelopment that is contextual to Delano.
- **Current Condition:** The subject property is located within an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “areas that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community.”
- **Nodal Development Pattern:** The Places for People Plan recommends a nodal development pattern that creates a critical mass at the center of a Node and transitions in scale and intensity as uses shift from commercial to residential. The subject property falls within the Node of the Douglas and Sycamore “Community Core.” The Plan recommends various building types in the Node of a Community Core including mid-rise apartments, live/work units, small-scale commercial, small-scale mixed-use, medium-scale mixed-use, and large-scale mixed-use. The requested zoning would allow for all of these building types.

The Delano Neighborhood Plan: The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZC) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of development and uses as the original core CBD area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Pr The alley to the north of the site is zoned LI Limited Industrial. The property north of the alley is zoned CBD Central Business District and developed as the Hutton office building. Properties south of the site, across Douglas Avenue,

are zoned a mix of CBD Central Business District and LC Limited Commercial. These properties are developed with various commercial uses. Property east of the site is zoned LC Limited Commercial and is developed with a commercial use. Property west of the site is zoned CBD Central Business District and is developed with a commercial use.

2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned LC Limited Commercial which permits a range of commercial uses but requires the provision of off-street parking per the UZC. The site has economic value as currently zoned. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking, modify building setback requirements, and potentially make the site more attractive to redevelopment.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners.
4. **Length of time the property has been vacant as currently zoned:** The subject site is currently developed with a one-story building. The building is the former Devon Luggage store, but appears to be vacant at this time.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the Community Investments Plan the Wichita: Places for People Plan, and the Delano Neighborhood Plan.

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6. **Impact of the proposed development on community facilities:** Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.

Staff Report Attachments:








1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Delano Plan’s Future Land Use Map
5. Photos







2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



City of Wichita
Planning Department
2014
Wichita, KS
2014
City of Wichita
Planning Department
2014
Wichita, KS
2014

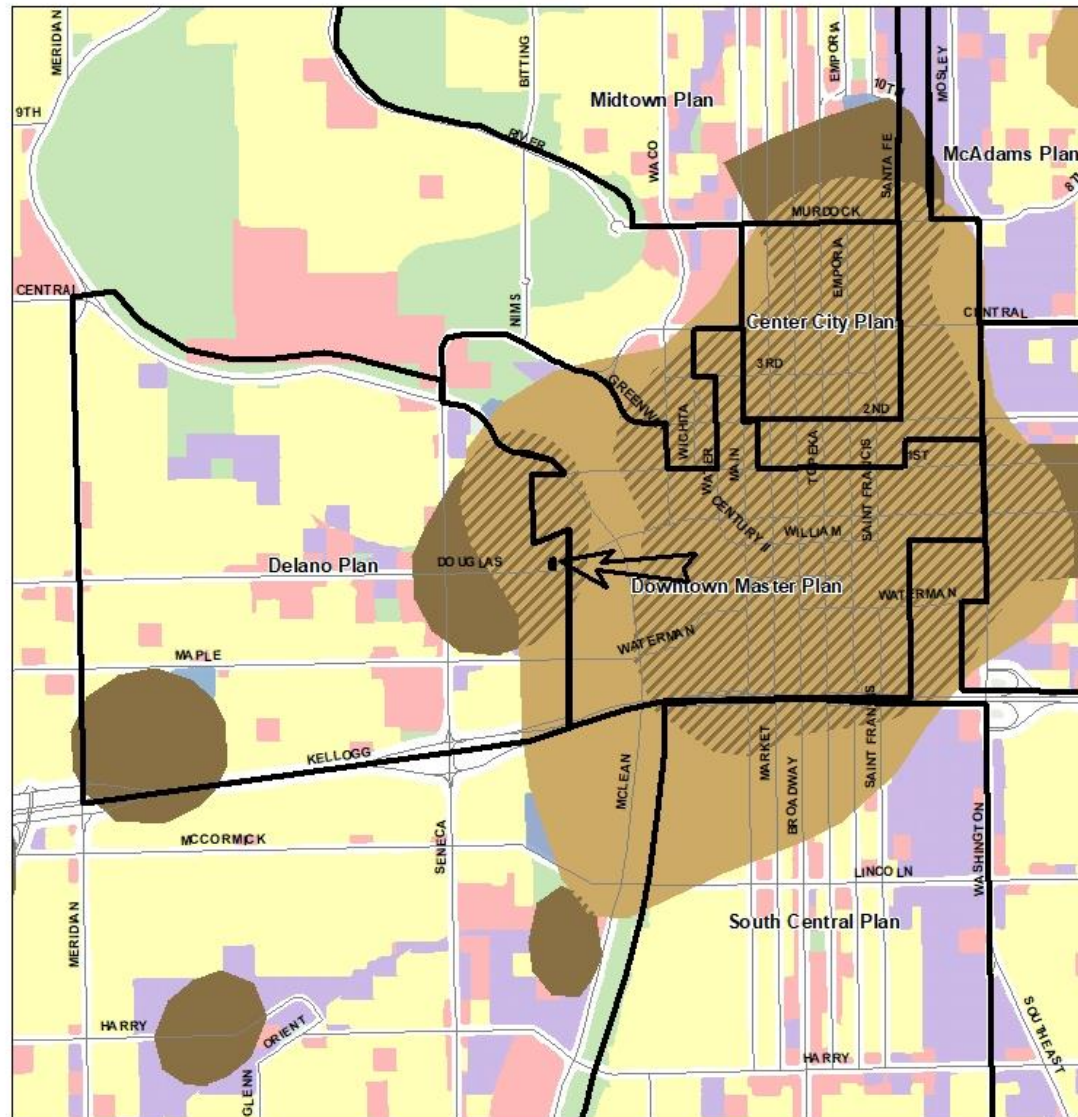


Fig. 17 • Future Land Use Concept

Legend

- Delano Neighborhood Boundary
- Residential
- Commercial
- Mixed Use
- Major Institutional
- Recreation Entertainment
- Parks and Open Space
- Balipark Village

The map displays the Delano neighborhood boundary, outlined in a thick black line. The land use is categorized into seven types: Residential (yellow), Commercial (red), Mixed Use (orange), Major Institutional (blue), Recreation Entertainment (light green), Parks and Open Space (dark green), and Balipark Village (purple). A thick black arrow points to a specific area in the center-right of the map, near the intersection of 1st and 2nd streets, and between 1st and 2nd streets. The map includes a north arrow and a legend.

Photos



Site looking north



East of site



West of site



South of site